

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 17-329 APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE HAWAII STATE HOSPITAL

THE PROPOSED CD1 makes the following amendments:

- A. In the first WHEREAS clause, clarifies the description of the Project.
- B. Adds a second WHEREAS clause describing the Hospital's 2015 Master Plan.
- C. Specifies that the Council received the findings and recommendation of the DPP Director by Departmental Communication 788 on November 13, 2017, and held a public hearing on the PRU permit application on December 6, 2017.
- D. In Condition 4, clarifies that prior to submitting a building permit application for patient facilities proposed in the long-term plan, the Applicant shall obtain a new Certificate of Need from the State Health Planning and Development Agency and demonstrate compliance with HRS Chapter 343.
- E. In Condition 5, requires the Applicant to submit a self-determination request to the State Historic Preservation Division ("SHPD") for concurrence that Project development in the short-term plan will not have an impact on historic or archaeological sites. Also clarifies that prior to the issuance of any development permit, the Applicant shall submit to the DPP a copy of a letter from the SHPD concurring with the Applicant's self-determination request.
- F. Adds a new Condition 7, which provides that the maximum lot coverage allowed for the Project site is 15 percent of the zoning lot area. Renumbers subsequent conditions.
- G. In renumbered Condition 8, adds that the maximum building height allowed for the short-term plan's new patient facility ("NPF") and the long-term plan's patient care facilities ("PCFs") is 85 feet.
- H. In renumbered Condition 9(a), adds that the Applicant's building permit applications for major structures must include an estimate of the number of staff members on site during the 3:00 p.m. shift change, and that final off-street parking requirements may be adjusted based on this information.
- I. In renumbered Condition 11(a), adds that the time line must also identify when the Construction Management Plan ("CMP"), updates to the Traffic Impact Analysis Report dated October 2016 ("TIAR"), and updates to the Traffic Management Plan dated June 2017 ("TMP"), will be submitted to the DPP for review and approval.

- J. In renumbered Condition 11(b), clarifies that the TIAR and the TMP must be updated to address whether additional traffic mitigation measures are necessary to support development in the long-term plan.
- K. In renumbered Condition 11(d), clarifies that the Applicant shall implement the Transportation Demand Management ("TDM") strategies identified in the TIAR and the TMP, and all pedestrian and bicycle accessibility improvements, must be implemented in the short term (prior to December 31, 2030). Also clarifies that a post TMP will be required approximately one year after the issuance of the certificate of occupancy for the new patient facility (under the short-term plan) to evaluate and validate the relative effectiveness of the various TDM strategies identified in the TIAR and TMP.
- L. In renumbered Condition 11(e), adds that the Applicant shall establish bicycle parking areas in the short term (prior to December 31, 2030).
- M. Conforms renumbered Condition 14 to the standard PRU language relating to compliance with LUO and other governmental requirements.
- N. Makes miscellaneous technical and nonsubstantive amendments.



RESOLUTION

PROPOSED

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT FOR THE HAWAII STATE HOSPITAL.

WHEREAS, on August 7, 2017, the Department of Planning and Permitting ("DPP") accepted an application (DPP File No. 2017/PRU-3) from the State Department of Accounting and General Services (the "Applicant") for a Plan Review Use ("PRU") permit to allow implementation of the Hawaii State Hospital (the "Hospital") 2015 Master Plan ("Master Plan"), which includes future buildings, improvements, and projects anticipated for development within the next 35 years, on approximately 91.8 acres of land zoned AG-2 General Agricultural District, located at 45-691 and 45-710 Keaahala Road, Kaneohe, Oahu, and identified as Tax Map Keys 4-5-023: 002 (portion), 016, and 017, as shown in Exhibits A through C (the "Project"); and

WHEREAS, the 35-year Master Plan covers the period from 2015 to 2050, is divided into a short-term plan (within 10 to 15 years) and long-term plan (within 15 to 35 years), and is intended to improve service, increase capacity, and improve security at the Hospital; and

WHEREAS, the City Council held a public hearing on December 6, 2017, to consider the above-mentioned PRU permit application; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP Director by Departmental Communication 788 on November 13, 2017, and having duly considered all of the findings and reports on the matter, desires to approve the PRU permit application, subject to the conditions enumerated below; now therefore,

BE IT RESOLVED, by the Council of the City and County of Honolulu that a PRU permit be issued to the Applicant, subject to the following conditions:

1. This PRU permit pertains to the land area described on the map attached hereto as Exhibit A.
2. Development of the site must be in general conformance with the Hawaii State Hospital 2015 Master Plan, as illustrated in Exhibits B (short-term plan) and C (long-term plan) attached hereto, and the plans on file with the DPP, and as described in the DPP Director's findings and recommendation referenced above, all of which are incorporated herein by this reference. The DPP Director may approve minor or nonsubstantive deviations in accordance with Land Use Ordinance ("LUO") Section 21-2.20(k). Major modifications, as determined by the DPP Director, will require a new PRU permit.



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3. This PRU permit supersedes PRU Permit No. 88/PRU-2, approved by the Council on April 26, 1988, by Resolution 88-171, as subsequently amended with minor modifications approved by the DPP Director.
4. A maximum of 666 beds will be allowed at the Hospital under this PRU. Prior to submitting a building permit application for patient facilities proposed in the long-term plan, the Applicant shall obtain a new Certificate of Need from the State Health Planning and Development Agency and demonstrate compliance with Chapter 343 of the Hawaii Revised Statutes.
5. The Applicant shall submit a self-determination request to the State Historic Preservation Division ("SHPD") for concurrence that Project development in the short-term plan will not have an impact on historic or archaeological sites. Prior to the issuance of any development permit, the Applicant shall submit to the DPP a copy of a letter from the SHPD concurring with the Applicant's self-determination request.
6. Prior to the demolition of any building over 50 years old, the Applicant shall submit to the DPP a copy of a letter from the SHPD confirming compliance with the appropriate historic preservation regulations and policies.
7. The maximum lot coverage allowed for the Project site is 15 percent of the zoning lot area.
8. The maximum building height allowed for the short-term plan new patient facility ("NPF") and the long-term plan patient care facilities ("PCFs") is 85 feet. Prior to submitting any building permit application for a structure exceeding 25 feet in height, the Applicant shall submit to the DPP for review and approval detailed design plans, elevation drawings, and material and color samples, which will mitigate the visual impact of the structure on nearby visual resources.
9. Prior to the issuance of any building permit for major structures, including patient facilities, approved under this PRU permit, the Applicant shall obtain DPP approval of the following:
 - a. Parking lot plans showing the location of 680 total off-street parking spaces for the short-term plan, 1,185 total parking spaces for the long-term plan, and 11 loading stalls. Applicant's building permit applications for major structures must include an estimate of the number of staff members on site during the 3:00 p.m. shift change, and final off-street parking requirements may be adjusted based on this information.



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- b. Parking lot plans showing landscaping, screening, and buffering in compliance with the Land Use Ordinance.
 - c. A sewer connection permit.
- 10. Prior to the issuance of any sign permits, the Applicant shall submit sign drawings and specifications to the DPP for review and approval. Proposed signs must comply with the Project's approved master signage plan.
- 11. Prior to the issuance of any development permit for structures approved under this PRU permit, the Applicant shall submit to the DPP Traffic Review Branch ("TRB") for its review and approval:
 - a. A projected time line on anticipated construction and opening dates of planned buildings and improvements in the Project to determine when traffic and transportation documents will need to be prepared and submitted. The time line must also identify when a Construction Management Plan ("CMP"), updates to the Traffic Impact Analysis Report ("TIAR") dated October 2016, and updates to the Traffic Management Plan ("TMP") dated June 2017 will be submitted for review and approval. The timeline may be revised, as needed, to reflect the status of the various stages of the planned buildings.
 - b. Updates to the TIAR and the TMP, which address whether additional traffic mitigation measures are necessary to support development in the long-term plan. The Applicant shall bear all costs to implement the mitigative measures proposed in the TIAR and TMP. In the event the proposed mitigation measures impact streets under the jurisdiction of the State, the Applicant must coordinate these efforts with the Hawaii Department of Transportation ("HDOT").
 - c. A CMP must be submitted prior to the issuance of demolition or building permits for major construction work. The CMP must identify the type, frequency, and routing of heavy trucks and construction-related vehicles. Every effort must be made to minimize impacts from these vehicles and related construction activities. The CMP must include provisions to limit vehicular activity related to construction activities to periods outside of the peak periods of traffic, use alternate routes for heavy trucks, establish on-site or off-site staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures related to traffic and potential neighborhood



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impacts. The CMP must also include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, or reconstruction if the condition of the roadways deteriorate as a result of the related construction activities.

- d. Plans to implement the Traffic Demand Management ("TDM") strategies identified in the TIAR and the TMP to minimize the number of vehicular trips generated by the Project by encouraging transit, bicycle, and pedestrian travel to and within the Hospital. The Applicant shall implement the TDM strategies identified in the TIAR and the TMP, and all pedestrian and bicycle accessibility improvements must be implemented in the short term (prior to December 31, 2030). A post TMP will be required approximately one year after the issuance of the certificate of occupancy for the new patient facility (under the short-term plan) to evaluate and validate the relative effectiveness of the various TDM strategies identified in the TIAR and TMP.
 - e. Plans showing pedestrian and bicycle accessibility improvements, all of which must be implemented in the first phase (prior to December 31, 2030). On-site bicycle parking areas must be provided on the Project site, in safe and convenient locations.
 - f. Confirmation that the current shuttle service used to bring employees and guests from more distant parking lots to their buildings and back, will be continued throughout the Master Plan period. Depending on the location of future parking areas, the Applicant shall expand the shuttle service to better serve those parking lots.
12. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
13. All exterior lighting must be shielded to prevent glare and light spillage on adjoining properties and public rights-of-way. Any exterior lighting that visually impacts the surrounding area must be a color temperature of less than 2,700K.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

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14. Approval of this PRU permit does not constitute compliance with LUO or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this PRU permit comply with all applicable LUO and other governmental provisions and requirements.
15. As may be required by the DPP Director for the review of development permits, the Applicant must submit reports updating the Applicant's status in complying with applicable conditions.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the State of Hawaii Department of Land and Natural Resources, P.O. Box 621, Honolulu, Hawaii 96809; Keith S. Kogachi at the State of Hawaii Department of Accounting and General Services, Division of Public Works, 1151 Punchbowl Street, Room 426, Honolulu, Hawaii 96813; Mike S. Nishimura at Brown and Caldwell, 737 Bishop Street, Suite 3000, Honolulu, Hawaii 96813; and Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813.

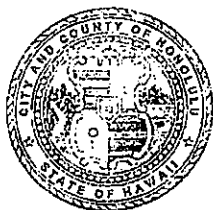
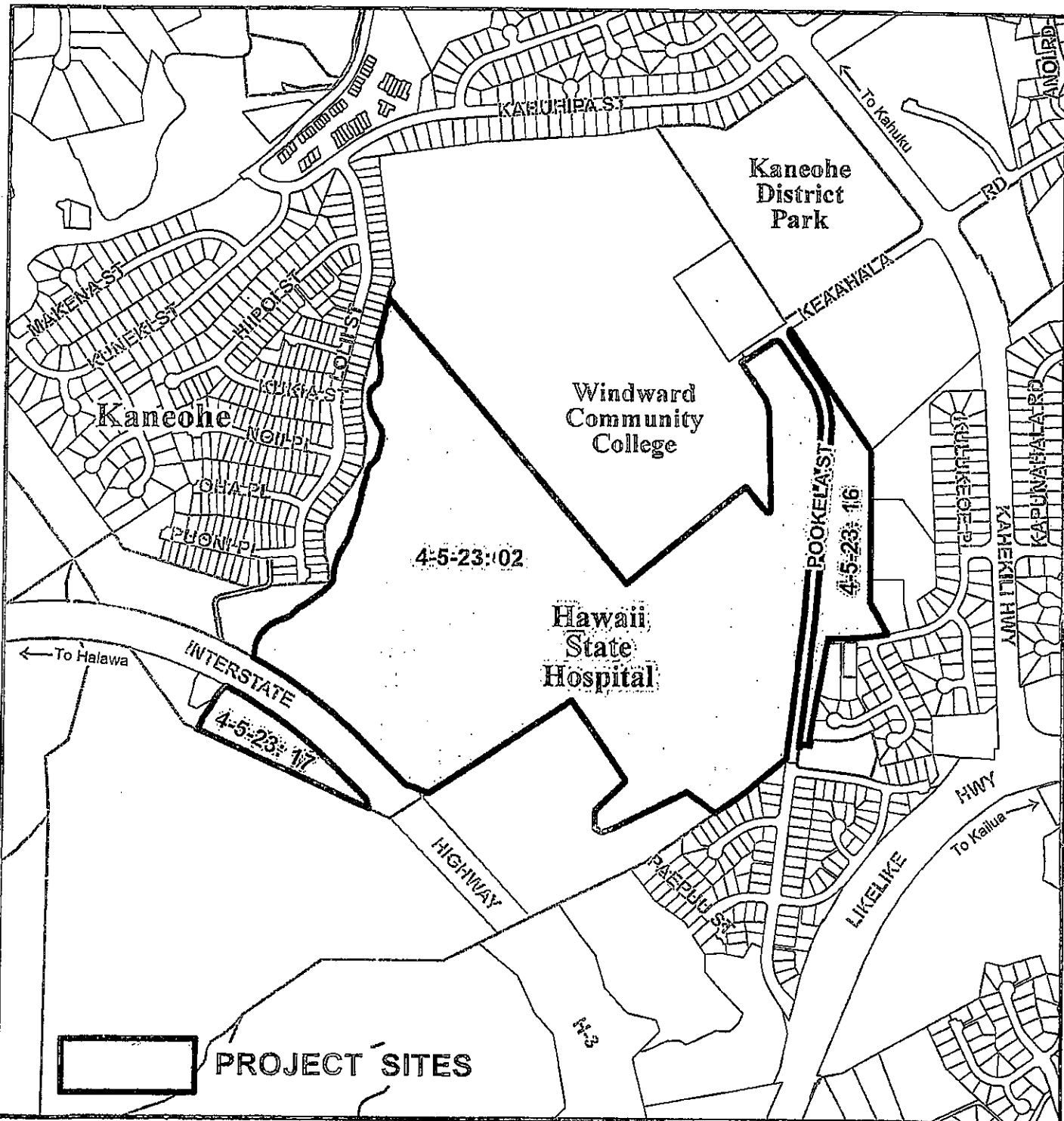
INTRODUCED BY:

Ron Menor (br)

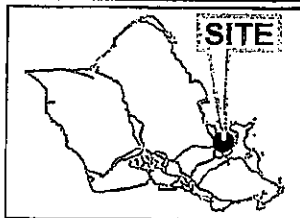
DATE OF INTRODUCTION:

November 13, 2017
Honolulu, Hawaii

Councilmembers



700 350 0 700
Scale in Feet



VICINITY MAP



LOCATION MAP Exhibit A KANEEOHE, KOOLAUPOKO

TAX MAP KEY(S): 4-5-23: 02, 16 & 17

FOLDER NO.: 2017/PRU-3



